

Columbus Redevelopment Commission

Special Board Meeting

May 4, 2016

6:00 PM

City Council Chambers

1 of 4



Minutes

The Redevelopment Commission met in Special Session on Wednesday May 4, 2016 at 4:00 p.m.

Call to Order:

The meeting was called to order at 6:00 p.m. by the president.

Attendees:

Commissioners:

☒ Sarah Cannon, Pres. ☒ John Dorenbusch, V-P ☒ Don Trapp, Sec.
☒ Umar Farooq ☐ Robert Abrams ☒ Al Roszczyk

Other attendees:

Heather Pope, Redevelopment Director; and Stan Gamso, counsel.

Discussion Items:

None

Action Items:

1. Resolution #9 – 2016 of the Columbus Redevelopment Commission to approve funding of a railroad impact study and direct legal counsel to negotiate a contract for a consulting firm to complete said study – Heather Pope, Redevelopment Director and George Dutro, Railroad Project Community Committee.

John Dorenbusch presented a summary of the committees work from March 22 and after the RFP had been issued. He also noted that the committee had examined four (4) responses to the RFP and interviewed two (2) respondent's whose proposals were more aligned with the RFP criteria and needs of the community and this project.

Columbus Redevelopment Commission

Special Board Meeting

May 4, 2016

6:00 PM

City Council Chambers

2 of 4



George noted that the Committee John was referring to was an ad hoc committee formed by the Mayor and not the Redevelopment Commission.

George also advised the information the committee had received from the railroad was that CSX is expending some \$100mil to improve their rails and road bed from Louisville to Indianapolis. Their goal is to expand the rail traffic on the line from some 2 or 3 trains per day to some 17 or 18 per day. Along with that the railroad estimates that there will be some 7,000 vehicle minutes of delay each day.

George explained that a vehicle minute delay could be viewed as follows: 100 vehicle minute delay could be 100 vehicles that are delayed for 1 minute each or 1 vehicle delayed for 100 minutes, just to give some perspective. Presently in Columbus the vehicle delay is some 2,000 minutes. Additionally, the plan by the railroad is that the length of the train will increase from some $\frac{3}{4}$ of a mile to some 2 miles with the new improved rail. Also, CSX is planning on moving the trains through the city faster.

CSX previously issued a report displaying all the crossings in Indiana that are presently affected by rail traffic and the anticipated delays with increased traffic. Three (3) of the four (4) estimated most delayed vehicular traffic routes are in Bartholomew County with State Road 46 being the subject to the greatest delays.

The goal is to conduct this impact study to determine the present base line and then articulate the impact to the city once the expectations, as expressed by the railroad, are added to the study.

The two firms the review committee interviewed were Strand and American Structurepoint who, in responding to the RFP, both wrote proposals that focused on the City. This was particularly impressive to the review committee. They also noted that it was a difficult decision to select between Strand and American Structurepoint.

George and John both stated that the committee recommended American Structurepoint as the consultant to conduct the Impact Study. They noted that they have conducted similar studies. They believed they also would offer some reasonable alternatives. American Structurepoint's proposal was a not to exceed of \$125,000.

Sarah inquired if the Commissioners had seen all four (4) RFP responses, the Commission acknowledged it had. No one offered any comment. George thought

Columbus Redevelopment Commission

Special Board Meeting

May 4, 2016

6:00 PM

City Council Chambers

3 of 4



there would be value in the working committee working with American Structurepoint and then have meetings with the community committee to update them as well.

The working committee was identified by John as being: John, Dave Hayward, Heather Pope, Jeff Bergman and George Dutro. The community committee as directed by the mayor is: John Dorenbusch, Dave Hayward, Jeff Bergman, Heather Pope, Richard Gold, George Dutro, Jason Hester, Jesse Brand, Rich Freeland, Rick Flohr, Rick Johnson, Tom Vujovich and Frank Jerome.

Heather said that neither the community committee nor the working committee would have any authority nor make any decisions. They would simply be the point of contact for the Commission and American Structurepoint.

Public comment was offered by Russ Poling, he noted that the prior administration looked into this and found the cost of moving the rail to be quite expensive and therefore did not proceed. However, he thought the impact study did make sense.

Discussion was had by and between the Commissioners and counsel regarding the process and the various parties' involvement.

Resolution #9-2016 was considered in multiple parts:

Motion was made by Umar and seconded by Don to engage American Structurepoint to conduct the Impact Study.

Al then moved and Umar seconded a motion to limit the fee for this service to \$125,000 and that neither the working committee nor the community committee has any decision making authority but shall simply be the Commission point of contact with American Structurepoint.

2. Resolution #10 – 2016 of the Columbus Redevelopment Commission to execute a contract with the Parks Foundation for the placement of a Bike Share station/kiosk at the Jackson Street Parking Garage – Stan Gamso, Legal Counsel

Counsel presented a contract that he had negotiated prepared for this Kiosk and space lease and note it had been shared with the Parks Foundation.

Columbus Redevelopment Commission

Special Board Meeting

May 4, 2016

6:00 PM

City Council Chambers

4 of 4



The Commission have no comment and having received no public comment a motion was made by John and seconded by Don to authorize the President to execute the space and Kiosk Lease with the Parks Foundation for a space located on the west side of the Jackson Street Parking Garage. The motion passed unanimously.

Adjournment

There being no further business, John moved and Don seconded a motion to adjourn. The motion passed unanimously and the meeting was adjourned at 4:40 p.m.

Approval of ____ day of _____, 2016 minutes.

President

Vice-President

Secretary

Member

Member

Date: _____